BOOK 4889 PAGE 443

This instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billy Roy Bain (NAME)	Mortgage Associates, Inc. (NAME)	Map No. 147-10
5021 West Durrett Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. #300 (STREET ADDRESS)	Par. No. 45
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars ---------- Dollars,

cash in hand paid and other good and valid consideration, the receipt of which is hereby acknowledged,

C 9 3 3 0

I, Emily Buchanan Thomas,

have this day bargained and sold, and do hereby transfer and convey unto the said Billy Roy Bain his ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 290 on the Plan of Caldwell Country Estates, Section 5, as of record in Book 3300, page 16, Register's Office for said County.

Said Lot No. 290 fronts 104 feet on the northwesterly side of West Durrett Drive and extends back 125.8 feet on the northeasterly line and 116.7 feet on the southwesterly line to a dead line, measuring 115 feet thereon.

Being the same property conveyed to Emily Buchanan Thomas, a single woman, by deed from Cecil E. Railey and wife, Lorene E. Railey, of record in Book 4425, page 153, Register's Office for said County.

We, Duane Richard Slaughter and wife, Lyla Ann Slaughter, join in this conveyance for the sole purpose of correcting an improper acknowledgement in a deed of record in Book 4010, page 525, wherein we conveyed the hereinabove property to Cecil E. Railey and wife, Lorene E. Railey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $28,000.00

Subscribed and sworn to before me, this the 7th day of February 1975

Affiant Billy Roy Bain

My commission expires: 1-4-78 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5021 West Durrett Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Billy Roy Bain his ~~successors~~, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to said real estate to said Billy Roy Bain his ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness my hand this 7th day of February, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Duane Richard Slaughter
Duane Richard Slaughter

Emily Buchanan Thomas
Emily Buchanan Thomas

Lyla Ann Slaughter
Lyla Ann Slaughter

BOOK 4889 PAGE 444

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, Emily Buchanan Thomas

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 7th day of February, 1975.

Commission expires 1-4-78

Edward Seddon
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], a Notary Public in and for said County and State, Duane Richard Slaughter and wife, Lyla Ann Slaughter

Duane Richard Slaughter Lyla Ann Slaughter

the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of Jan, 1975.

Commission expires Oct. 26 1976

[illegible]
Notary Public

FILE BOX 3

WARRANTY DEED

FROM Emily Buchanan Thomas

TO Billy Roy Bain

C 8 7 5 8 8

IDENTIF. REFERENCE

FEB 13 2 32 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

FEB 13 75	CONV	28,000.00				
FEB 13 75	S'TAX		A*	72.80		
FEB 13 75	PR'FEE		A*	.50		
FEB 13 75	W'DEED		A*	4.00	*	77.30